



1 Police House, Minsterley Road, Pontesbury, SY5 0QH

4 bedroom detached house — £315,000 Freehold

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Coopergreenpooks.co.uk

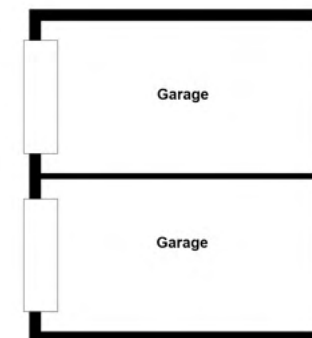
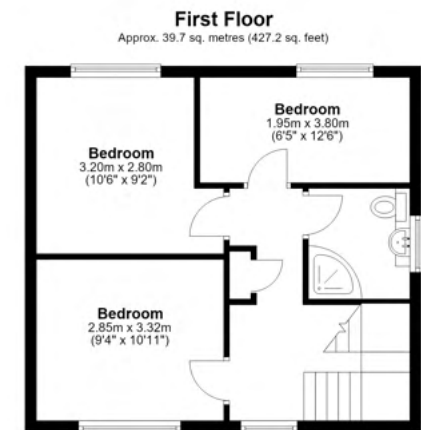
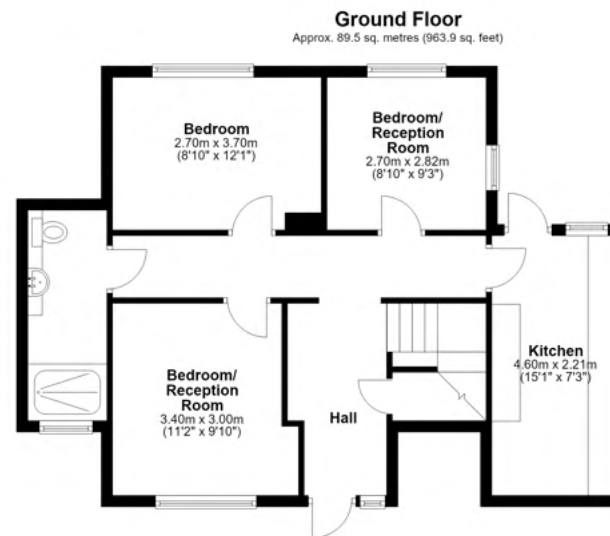
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sales@cgpooks.co.uk

Occupying a great position close to the centre of the village, this individually designed and well-proportioned semi-detached house offers versatile accommodation, having previously been run as a successful HMO while also providing potential to create a fantastic family home, benefitting from a private rear garden, ample driveway parking, and double garage.

KEY FEATURES

- Good sized entrance hall with useful storage and turning staircase to a light and spacious landing
- Three generous bedrooms/reception rooms, a well-appointed wet-room, and fitted kitchen with access to the garden
- On the first floor are three further bedrooms and a separate family shower room
- As a HMO, the property is licensed as a 5 bedroom house, with communal living room, kitchen and two shared bathrooms. Each room achieving circa £550 PCM (bills included) creating a gross rental income of circa £33,000 PA
- The property also has great potential to become a spacious family home and the layout could easily be altered to suit a buyers requirements
- To the rear of the house is a private garden, paved for easy maintenance, with a mature hedge and gated access to side
- The plot extends to the front and side, where there is ample parking, a further section of lawned garden and two garages set within a block of 3. There is also an EV charging point
- All current HMO regulations are up to date, including fire safety and electrical safety
- A great location within a close proximity to the centre of the village, a short distance from the local primary and secondary schools, Pontesbury's excellent range of amenities, lovely countryside walks, and just a 15-minute drive to the centre of Shrewsbury
- Sold vacant with no upward chain



Total area: approx. 129.2 sq. metres (1391.1 sq. feet)









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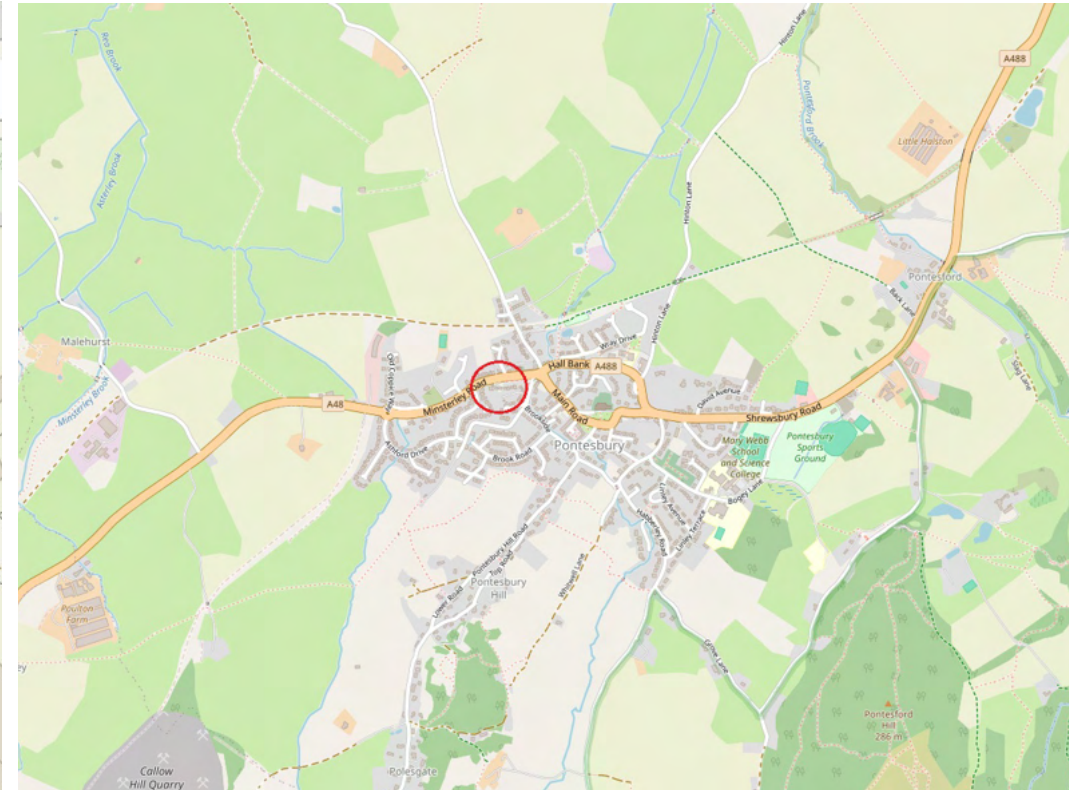
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BOUNDARIES NOT CONFIRMED



Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	TBC
EPC Band	Band E
Services	Mains water, electricity and drainage are connected. Electric heating.

Expert mortgage advice available

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



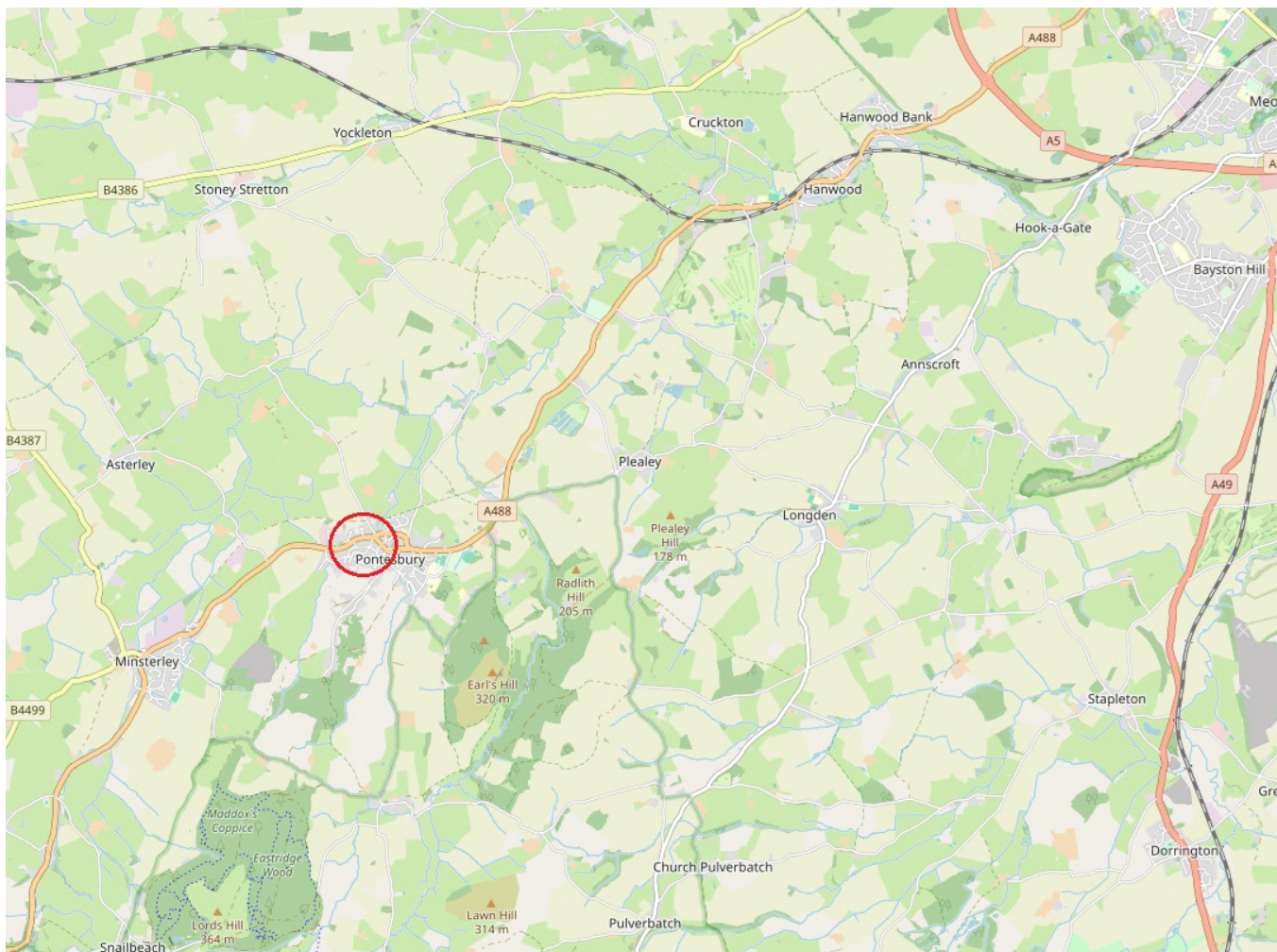
Your home may be repossessed if you do not keep up repayments on your mortgage.
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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